

**ATTACHMENT A:**  
**Predevelopment Plan Review**  
**Comments to Applicant**



**PASADENA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

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**PREDEVELOPMENT PLAN REVIEW COMMENTS**

Predevelopment Plan Review (PPR) is a preliminary evaluation of a project by staff from various City departments and divisions. The information derived from a PPR does not constitute any approval of a project. PPR meetings are not public hearings.

**Project Number:** PPR2019-00002

**Date:** May 9, 2019

**Project Address:** 2915 E Colorado Blvd. Pasadena, CA 91107

**Project Zoning:** EPSP-d1-IG and ECSP-CG-6 (East Pasadena Specific Plan, subarea d1, general industrial district and East Colorado Specific Plan, the Chihuahuita area)

**Project Description:** The proposed project consists of the construction of new automobile sales and service facility with ancillary structures and includes demolition of existing buildings, vacating Nina Street, and removing asphalt from existing parking lots.

**Applicant:** Rusnak Pasadena  
Attn: Len Silvernail

**Case Manager:** Arlene Granadosin-Jones, AICP, Planner

**Phone #:** (626) 744-6743

**E-mail:** agranadosin-jones@cityofpasadena.net

DETERMINATION OF COMMUNITYWIDE SIGNIFICANCE REQUIRING PRESENTATION TO THE CITY COUNCIL:	
1. Greater than 50,000 square feet of gross floor area with at least one discretionary permit.	<input checked="" type="checkbox"/>
2. Fifty or more housing units.	<input type="checkbox"/>
3. Other:	<input type="checkbox"/>
<b>Presentation to the City Council required:</b>	<input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO, not applicable.</b>

DEPARTMENT / DIVISION	CONTACT	EMAIL @cityofpasadena.net	PHONE (626) 744-	PAGE
Addressing Division	Angie Jackson	<u>ajackson</u>	6903	2
Building & Safety Division	Humberto Contreras	<u>hcontreras</u>	6877	2
Community Planning	Arlene Granadosin-Jones	<u>agranadosin-jones</u>	6743	4
Cultural Affairs Division	Wendy Miller	<u>wmiller</u>	7547	9
Current Planning	Kristen Johnston	<u>kjohnston</u>	7101	10



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Design & Historic Preservation	Rodrigo Pelayo	<u>rpelayo</u>	7309	21
Development/NW Programs	Lola Osborne	<u>losborne</u>	4791	24
Fire Department	Pari Bagayee	<u>pbagayee</u>	7596	24
Local Development Area	Eric Duyshart	<u>eduyshart</u>	7353	26
First Source Local Hiring	Antonio Watson	<u>awatson</u>	8382	26
Health Department	Gabriel Barrios	<u>gbarrios</u>	6072	26
Housing Department	Jim Wong	<u>jwong</u>	8316	26
Public Works Department	Yannie Wu	<u>ywu</u>	3762	27
Transportation Department	Conrad Viana	<u>cviana</u>	7424	36
Water & Power, Power Division	Said Bernal	<u>sbernal</u>	7857	38
Water & Power, Water Division & Utilities	Sandra Andrade-Hernandez	<u>sandrade-hernandez</u>	4189	38

### BUILDING DIVISION, ADDRESSING:

Plan Reviewer: Angie Jackson  
Phone: (626)744-6903  
Email: [ajackson@cityofpasadena.net](mailto:ajackson@cityofpasadena.net)

**General Comments:** Addressing is based on the main front door entry into the building, based on the site map provided the main front door entry into the building is not clearly identified. The site map provided shows doors on Sunnyslope Avenue and Colorado Boulevard, I'm not sure which door is the main front door entrance. I'm unable to determine an address for the proposed project at this time. Please provide a site map of the entire site indicating main front door entry into all building, north direction and streets labeled. Once addressing has been established the letter that authorizes you to use the addresses will be sent to you after the requirements listed below are met and after the building permit is issued. Copies of the letter will be sent to the relevant agencies within and outside of the City.

**Governing Codes:** Pasadena Municipal Code Chapter 12.20 Building Numbering.

**Estimated Fees:** The address fee will be calculated after receiving the following: An address application and a current half size or 8 ½" x 11" site plan showing the main front door entrance into the building, label the streets, indicate the N/S direction as well as the orientation of the building to the streets before submittal into plan check.

### BUILDING & SAFETY DIVISION:

Plan Reviewer: Humberto Contreras  
Phone: (626) 744-6877  
Email: [hcontreras@cityofpasadena.net](mailto:hcontreras@cityofpasadena.net)

- 1. Governing Codes:** Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code.



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The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.

2. **Building Code Analysis:** Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
3. **Best Management Practices:** Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <http://www.cityofpasadena.net/planning/handouts/>.
4. **Property Line Survey Required:**
  - Per City of Pasadena Policy property line survey is required for:
    - a. **New construction.**
    - b. Auxiliary buildings and additions where setback is less than 5'-0" to property line.
    - c. All buildings where specific Zoning Division Variance is issued for approved setbacks & whether newly constructed or altered.
5. **Soils Report Required:**
  - A soils engineer report is required for:
    - a. **All new constructed single and multi-family residential, commercial, and industrial buildings.**
    - b. An addition to a commercial or industrial building.
    - c. Second (2<sup>nd</sup>) story addition to existing one-story building.
    - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.
6. **Green Code:**
  - Photocopy to plans and complete the 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <http://www.cityofpasadena.net/planning/handouts/>
  - For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project.
  - For new projects with 10 or more parking spaces, provide the minimum EV Charging Spaces capable of supporting future Electrical Vehicle Supply Equipment
7. **Low Impact Development (LID):** Low Impact Development (LID) is required for this project. Refer to the City of Pasadena link for further information on the requirements and submittal process:  
<http://www.cityofpasadena.net/planning/handouts/>



- 8. **Means of Egress (Exiting):** Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, and fire walls, along with their fire-resistive ratings as applicable.
- 9. **Fire and Smoke Protection Features:** Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.
- 10. **Accessibility:**
  - Provide compliance with accessibility per CBC Chapter 11B.
  - Provide an analysis for the minimum required units and parking spaces. Label the accessible units/parking spaces.
- 11. **Required Plans and Permit(s)**
  - In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, and grading plans as required. No deferred submittal.
  - Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

**COMMUNITY PLANNING:**

Plan Reviewer: Arlene Granadosin-Jones, AICP  
 Phone: (626) 744-6743  
 Email: agranadosin-jones@cityofpasadena.net

**General Plan Consistency:**

The submitted plan cover sheet lists the following parcels as part of the project:

Parcel APN	General Plan Land Use Designation
5748-036-028	Low Mixed-Use
5748-036-029	Low Mixed-Use
5748-036-001	R&D Flex Space
5748-036-002	R&D Flex Space
5748-036-003	R&D Flex Space
5748-036-004	R&D Flex Space
5748-036-005	R&D Flex Space
5748-036-032	R&D Flex Space

However, closer review of the submitted site plan also highlights and describes current and proposed uses on the following parcels: 5754-005-007, 5754-005-801, 5754-005-800, 5754-006-800, and 5754-006-801. It is unclear whether the proposed project includes these parcels in the



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application. Please clarify in future submittals to accurately reflect all parcels that will be included in the proposed project and correctly identify all included parcels on the site plan.

According to the General Plan Land Use Element, parcels designated as Low Mixed-Use are intended to support the development of properties and buildings with a mix of compatible uses, including work/live units or ground floor retail and restaurant uses with office and/or residential uses above. Mixed-use buildings may be horizontally- or vertically-oriented. The proposed project is consistent with the intended land uses identified for Low Mixed-Use.

Parcels designated as R&D Flex Space are intended for a wide range of industrial uses such as light manufacturing, research and development, creative office and incubator industries, and limited ancillary commercial and office uses. The proposed project is not consistent with the intended land uses identified for R&D Flex Space.

Under the parcels' current zoning designations "Vehicle Sales and Service" uses require a Conditional Use Permit both for the proposed use and total floor area of new construction. The applicant is encouraged to work with Zoning staff to meet the requirements of Zoning Code Section 17.61.050 for Conditional Use Permits.

**Goals and policies that are relevant to the proposed project:**

The Land Use Element of the General Plan provides the following policies that are relevant to the proposed project:

- *Policy 1.3 – Development Capacities. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram. Within these, cumulative new development within the specific plan areas shall not exceed the number of housing units and commercial square feet specified in the table.*

The proposed project is within the new Lamanda Park Specific Plan area. In 2015, the General Plan established development capacities for residential and non-residential development in each of the specific plan areas. Analysis of the effect of the proposed project on the adopted Development Capacities for the Lamanda Park Specific Plan is provided in the table below:

<b>Lamanda Park Non-Residential Square Feet Development Cap</b>	
2015 General Plan Adopted Cap	630,000 SF
Remaining Cap Before Project	626,344 SF
Proposed Project- New Construction	100,080 SF
<i>Proposed Project- Demolition</i>	<i>37,127 SF</i>
<b>Proposed Project- Net New Construction</b>	<b>62,953 SF</b>
<b>Remaining Cap After Project</b>	<b>563,391 SF</b>



Land Use Element

- *Policy 1.1 – Basic Growth Policy. Accommodate growth that is consistent with community values and that complements the scale and character of Pasadena’s unique residential neighborhoods, business districts, and open spaces.*
- *Policy 1.2 – Targeted Growth. Target growth and new construction in infill areas and away from Pasadena’s residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.*
- *Policy 4.7 – Strengthen Major Corridors. Encourage the economic improvement of underused parcels along Pasadena’s corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.*
- *Policy 11.1 – Business Expansion and Growth. Support the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents.*
- *Policy 12.4 – Revitalization of Commercial Areas. Encourage the revitalization of commercial and industrial areas by attracting private investment.*
- *Policy 25.2 – Compact Infill Development. Encourage commercial uses along major corridors, in Neighborhood Villages, and as infill development adjacent to existing commercial uses and on surface parking lots to improve commercial services, maximize revenue generation, and leverage concentrating commercial uses.*
- *Policy 27.1 – Diversity of Uses: Provide for a variety of industrial and commercial-industrial uses that offer job opportunities for Pasadena’s residents and revenues to the City without compromising environmental quality.*

The proposed project is generally consistent with the aforementioned policies of the Land Use Element of the General Plan. The project proposes a vehicle sales and service use along Colorado Boulevard and Walnut Street, which are both major corridors in Pasadena. The project is proposed on existing underutilized properties with existing one-story buildings and a large surface parking lot, and is surrounded by mostly commercial and industrial uses. The future car dealership and vehicle service uses will also provide additional job opportunities in the City.

- *Policy 2.4 – Job Choices. Provide opportunities for the development of a broad range of land uses that offer job opportunities for Pasadena’s residents, including professional and creative office, institutional and research and development (R&D) flex space.*
- *Policy 27.2 – Business Attraction. Allow sufficient densities that enable development of technology, digital, research and development, and creative industries offering new job opportunities for residence.*



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- *Policy 32.5 – Lamanda Park. Provide for the evolution of the Lamanda Park area (Figure 4), as an incubator of light industrial, research and development, and creative industries creating new job opportunities and supporting a vibrant economy.*
- *Policy 32.6 – Innovative Businesses. Allow for the development of building types with flexible space, access and innovative designs and technology to foster the attraction of emerging and creative new businesses.*

The proposed project is not consistent with the aforementioned General Plan policies. As previously stated, a portion of the project site (specifically the parcels between E. Walnut Street and Nina Street) is designated “R&D Flex Space” in the General Plan Land Use Element. The proposed vehicle sales and service use is not consistent with the “R&D Flex Space” designation as defined in the General Plan. Per the General Plan Land Use Element, this type of use is characterized by a wide range of industrial uses such as light manufacturing, research and development, creative office and incubator industries, with limited ancillary commercial and office uses.

- *Policy 2.5 – Mixed Use. Create opportunities for development projects that mix housing with commercial uses to enable Pasadena’s residents to live close to businesses and employment, increasing non-auto travel, and interact socially.*
- *Policy 4.2 – A Diversity of Places. Maintain and enhance the City’s urban form with distinct, compact, and walkable areas with a diversity of uses, densities, and characters. Offer choices for living, working, shopping, and recreation consistent with community values, needs, and demographics.*
- *Policy 28.1 – Land Use Mix. Allow for the development of properties and buildings in areas designated as “Mixed Use” for a mix of compatible commercial and residential uses.*

The southern portion of the site fronting Colorado Boulevard and extending to the northeast corner of the proposed project area is designated Low Mixed-Use in the General Plan. The Low Mixed-Use designation is intended to support the development of properties and/or buildings with a mix of compatible uses, including work/live units or ground floor retail and restaurant uses with office and/or residential uses above. The General Plan allows for primarily commercial uses on parcels that are identified as mixed-use. The proposed vehicle sales and service use is generally consistent with the uses intended for the Low Mixed-Use designation.

- *Policy 23.3 – Landscaped Setbacks and Walkways: Provide appropriate setbacks, consistent with the surrounding neighborhood, along the street frontage and, where there are setbacks, ensure adequate landscaping is provided.*
- *Policy 23.5 – Streetscapes: Provide ample public spaces and tree-lined sidewalks furnished with pedestrian amenities that contribute to comfortable and attractive settings for pedestrian activity.*
- *Policy 32.1 – Places and Urban Form. Provide for the evolution of strip corridor uses along Colorado Boulevard by clustering development into distinct pedestrian-oriented, mixed-use*





*centers serving as places for people to live, shop, dine, and congregate with their friends, while maintaining intervening areas for less intensive commercial uses.*

- *Policy 33.7 – Public Streetscapes and Places. Redevelop street frontages with streetscape amenities (such as trees, plantings, furniture, and wayfinding signs) that enhance connectivity and walkability. Develop new public places providing opportunities for residents to gather, such as parklets and plazas.*

As previously mentioned the proposed vehicle sales and service use is generally consistent with the intended uses for areas designated Low Mixed-Use in the General Plan. However, the General Plan Land Use Element also includes specific policies that support more walkable and pedestrian-oriented urban forms within the proposed project area. These policies indicate that new development provide appropriate building setbacks, streetscape improvements, and landscaping to encourage a more comfortable and attractive setting for pedestrian activity. Submitted site plans do not identify any landscaping or streetscape improvements as part of the proposed project. Additionally, the proposed sales and service building fronting Colorado Boulevard is proposed to be set back from the sidewalk to accommodate at least three rows of surface parking or vehicle inventory display. Submitted site plans show a front setback of approximately 170 feet. The large setback and lack of landscaping and other streetscape improvements do not enhance connectivity with the sidewalk and do not support a comfortable pedestrian environment. The applicant should consider minimizing the building setback along Colorado Boulevard to bring the proposed building closer to the sidewalk. Combined with proper landscaping, relocating the building closer to the sidewalk provides a physical environment that supports pedestrian activity.

- *Policy 7.1 – Architectural Quality: Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.*
- *Policy 7.2 – Architectural Diversity & Creativity: Allow for the development of a diversity of buildings styles. Support innovative and creative design solutions to issues related to context and environmental sustainability*
- *Policy 7.3 – Compatibility: Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.*
- *Policy 23.1 – Character and Design: Design and modulate buildings to avoid the sense of "blocky" and undifferentiated building mass, incorporate well-defined entries, and use building materials, colors, and architectural details complementing the neighborhood, while allowing flexibility for distinguished design solutions;*

Project renderings show that the proposed buildings will be mainly glass and metal siding with a black and grey color scheme. The submitted plans propose a two-story sales and service building with a maximum height of over 32 feet. Existing buildings in the surrounding area are mostly one- to two-story structures. The applicant is encouraged to work with the Design & Historic Preservation staff to ensure that the proposed project satisfies all applicable requirements in relation to architectural design and quality.



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**Specific Plan:** The project is located within the Lamanda Park Specific Plan area.

The Lamanda Park Specific Plan area is a newly established Specific Plan and includes areas that were previously within the East Colorado Specific Plan and the East Pasadena Specific Plan. For areas that were previously within the East Colorado Specific Plan, existing goals and policies envision mixed-use development in the proposed project area, including residential uses, ground floor retail, commercial, entertainment, and office uses. The existing East Colorado Specific Plan indicates that streets and sidewalks should be improved with street trees, landscaping, street furnishings, and enhanced pedestrian crosswalks. For areas that were previously within the East Pasadena Specific Plan, existing goals and policies envision preservation and retention of existing industrial uses and spaces to support potential startup small business and entrepreneurial efforts. The East Pasadena Specific Plan encourages the creation of an industrial district with moderate office and commercial development.

Please note that the City is currently undergoing a comprehensive update of all existing Specific Plans, including the development of the Lamanda Park Specific Plan, as well as the Zoning Code provisions that relate to the Specific Plan areas. This effort could potentially result in changes to the existing goals, policies, and development standards that are applicable to the subject property. For more information and to learn how to get involved in this process, visit [www.ourpasadena.org](http://www.ourpasadena.org).

**Master Development Plan:** The proposed project is not located within a Master Development Plan area.

**Planned Development:** The proposed project is not located within a Planned Development area.

### **Neighborhoods:**

#### Council District

Council District 4

Councilmember: Gene Masuda

City Council District Liaison: Noreen Sullivan

100 N. Garfield Avenue Room S228

P.O. Box 7115

Pasadena CA 91109-7215

Phone: (626) 744-4740

**Estimated Fees:** No fees anticipated from Community Planning

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### **CULTURAL AFFAIRS DIVISION:**

Plan Reviewer: Wendy Miller

Phone: (626) 744-7547

Email: [wmiller@cityofpasadena.net](mailto:wmiller@cityofpasadena.net)

Based on the information provided in the Master Application, the project noted above IS SUBJECT to Public Art Ordinance No. 6420 as it is a commercial development outside the



Downtown, Old Pasadena and Northwest Program areas with new construction of 25,000 square feet or more.

The Public Art Ordinance requires that at least one percent (1%) of the building valuation be allocated to public art.

Prior to being issued a building permit, you will be required to deposit twenty percent (20%) of the total one percent building valuation as the Public Art Deposit for your project. It is your responsibility to allocate the remaining eighty percent (80%) toward an onsite public art project, developed in accordance with the Guidelines for New Private Development. You may also choose to pay the full 1% to the Cultural Trust Fund, in lieu of developing an onsite public art project. Fulfillment of the Public Art Requirement via an onsite public art project or payment of the 1% in lieu fee, must occur in order to receive Final Signoff/Certificate of Occupancy.

Please note: For those developers who choose to pursue the onsite public art project option, the Design Commission and Arts & Culture Commission reviews are linked. The following is required:

- 1) An art consultant must manage any art project valued at \$25,000 or more. After consulting with Cultural Affairs Staff, an art consultant should be contracted as soon as possible so they may work as an integral part of the design team from the inception of the project.
- 2) No project will receive Concept Design Review by the Design Commission without having first filed a Public Art Application with Cultural Affairs Staff.
- 3) The Concept Art Plan must be submitted to Cultural Affairs Staff within 45 days after Concept Design approval by the Design Commission.
- 4) Application for Final Design Review by the Design Commission is only possible after the Concept Art Plan has been approved by the Arts & Culture Commission.

**If you have not done so already, please contact Cultural Affairs Staff upon receipt of these comments to schedule an appointment so you may clarify the Public Art Requirement and discuss your options. Wendy Miller, Public Art Curator, may be reached directly at 626.744.7547.**

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#### CURRENT PLANNING:

Plan Reviewer: Kristen Johnston  
Phone: (626) 744-6709  
Email: [kjohnston@cityofpasadena.net](mailto:kjohnston@cityofpasadena.net)

**Project Description:** Rusnak Porsche Pasadena has submitted a Predevelopment Plan Review application for the development of an automotive land use on 8 parcels. The proposed project includes the demolition of an existing building, vacation of Nina Street, and construction of a 93,540 square-foot vehicle sales, leasing, services, and parts building, and a 6,540 square-foot battery/parts storage building. The project site is comprised of eight parcels, covering an area of approximately five acres.



**Zoning District:** The subject site is located within both EPSP-d1-IG and ECSP-CG-6 (East Pasadena Specific Plan, subarea d1, general industrial district and East Colorado Specific Plan, The Chihuahuita area) zoning districts.

The proposed project is subject to, including but not limited to, the following Zoning Code Sections and/or Chapters:

- Chapter 17.31 – East Colorado Specific Plan
- Chapter 17.32 – East Pasadena Specific Plan
- Chapter 17.40 – General Property Development and Use Standards
- Chapter 17.44 – Landscaping
- Chapter 17.46 – Parking and Loading
- Chapter 17.48 – Signs
- Chapter 17.50 – Standards for Specific Land Uses

**Land Use/General Plan:** Within the ECSP-CG-6 and EPSP-d1-IG zoning districts, vehicle services – sales and leasing are allowed with the approval of a Conditional Use Permit. Additionally, within these zoning districts new construction over 25,000 square feet also requires the approval of a Conditional Use Permit. Please refer to Chapter 17.31 and Chapter 17.32 for development standards, and additional requirements provided in all applicable Zoning Code Chapters and Sections listed above.

Portions of the proposed project site located within the ECSP-CG-6 zoning district, have a General Plan Land Use designation of Low Mixed-Use. However, parcels located within the EPSP-d1-IG zoning district have a General Plan Land Use designation of R&D Flex Space which does not permit vehicle service land uses. As proposed, the project would require a General Plan Amendment.

#### **Development on Lots Divided by District Boundaries – Section 17.40.055**

##### **Application of Standards.**

On a lot or site that is divided by a zoning district boundary by virtue of a zoning map amendments subsequent to Ordinance No. 6096, the regulations applicable to each district shall be applied to the area within the district.

Notwithstanding the above provisions, on a lot or site divided by a zoning boundary by virtue of Ordinance No. 6996, a parking lot serving the principal use may be located within the district where such use is not permitted upon approval of a minor conditional use permit. Pedestrian or vehicular access shall not traverse an adjacent lot that is not in a district in which the use is a permitted or conditionally permitted use.



## **ECSP-CG-6 Development Standards**

### **Setbacks**

Front: Fixed setback of 5 feet; the required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for street side plazas, patios, and building entrances.

*The plans demonstrate a proposed front setback of 178'1" from Colorado Boulevard. Therefore, the proposed setback does not comply with the required five-foot fixed front setback.*

Corner Side: Fixed setback of 5 feet; the required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for street side plazas, patios, and building entrances.

*The plans demonstrate a side setback of 54'6" measured from Sunnyslope Avenue. Therefore, the proposed side setback does not comply with the required five-foot fixed corner side setback.*

Side or Rear: None required

*The plans indicate an interior side setback of 50 feet and a rear setback of 52'2" where no setback is required, which complies with the requirement.*

### **Height Limit**

Maximum height: 45/60 feet

*The plans demonstrate an overall building height of 32'6", which complies with the maximum allowable height.*

### **Driveway Access**

For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible.

*It appears the project site will exceed 200 feet in width after the lots are consolidated into one parcel. In this case, the subject site will comply with the number of driveways allowed.*

### **Building Entries**

For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street facade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.



*The elevations indicate clear fixed glass at a height of ten feet for a majority of the building façade along Colorado Boulevard. Therefore, it appears the project as designed will comply with the above building entry requirement.*

### **EPSP-d1-IG Development Standards**

#### **Setbacks**

Front: 5 feet

*The front setback is shown to be measured from Colorado Boulevard, within the ECSP-CG-6 zoning district. Therefore, the front setback is not applicable, unless the project is revised to utilize Walnut Street as the front.*

Sides: None required

*The plans demonstrate an interior side setback of 50 feet, where none is required; therefore, the project complies with this requirement.*

Corner Side: 5 feet

*The plans demonstrate a side setback of 54'6" measured from Sunnyslope Avenue. Therefore, the proposed side setback does not comply with the required five-foot fixed corner side setback.*

Rear: None required

*The plans indicate a rear setback of 52'2" where no setback is required, which complies with the requirement.*

#### **Height Limit**

Maximum Height: 60 feet

*The plans demonstrate an overall building height of 32'6", which complies with the maximum allowable height.*

### **EPSP Additional Development Standards - Section 17.32.080**

The following standards apply to all development within the East Pasadena Specific Plan area, except where a standard is identified as being applicable to a specific area or lot.

**A. Parking requirements.** All parking areas within the East Pasadena Specific Plan shall comply with Chapter 17.46 (Parking and Loading) and the following additional requirements. See Subsection B. for additional requirements applicable to sites along Walnut Street.

- 1. General landscaped setback requirements.** All street frontages shall have a continuous planting area no less than 10 feet in depth and interrupted only by driveways, walkways, and buildings.



*The plans should demonstrate compliance with the required landscape requirement provided above. It is unclear if the landscaping shown meets the minimum dimensions.*

2. **Parking lot landscaping requirements - Subarea d1.** Landscaping, or a masonry wall or other device with landscaping in front shall partially or fully screen vehicles from street view. The elimination of this screening shall require the Minor Conditional Use Permit approval.

*A detailed landscape plan shall be submitted as a part of the project plans demonstrating compliance with the parking lot landscaping requirements.*

3. **Parking lot landscaping requirements for all Subareas.** A shrub hedge, low masonry wall or other device with planting in front shall be provided along the street side perimeter of all parking lots.
  - a. The wall shall be of sufficient height to screen parked cars from view to a maximum height of 42 inches. This visual barrier shall be set back within the required planting area so as to not obstruct views from driveways.
  - b. A five-foot wide landscaped setback shall be provided in front of a masonry wall. A masonry wall shall be 42 inches in height. The masonry wall shall be constructed at the property line if landscaping, curbs, and gutters are provided within the Walnut Street right-of-way.

*A detailed landscape plan shall be submitted as a part of the project plans demonstrating compliance with the parking lot landscaping requirements for all subareas.*

### **Chapter 17.50 – Standards for Specific Land Uses**

#### **Vehicle Sales and Repair Services (17.50.360)**

*The plans do not provide enough detail to verify compliance with all of the additional requirements for vehicle services land uses. The plans should demonstrate compliance with all of the applicable sections provided below.*

**Applicability.** Vehicle repair, when it is accessory to vehicle sales, shall meet the additional standards identified in this Section.

**Maximum floor space.** The floor space dedicated to vehicle repair shall be limited to a maximum of 40 percent of the lot area.

**Servicing of trucks and industrial equipment prohibited.** No servicing of trucks in excess of one and one-half ton capacity or industrial equipment of any type or character shall be allowed.

**All repair activities located within an enclosed structure.** All hydraulic hoists and pits, and all equipment for greasing, lubrication, and allowed repairs shall be enclosed entirely within a



structure. All areas or structures used for vehicle repair shall be located or soundproofed to prevent annoyance or detriment to surrounding properties.

**Limited hours and days of operation.** All vehicle/equipment repair uses and related activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. The hours of operation or allowed days shall not be modified through a Conditional Use Permit.

**Allowed on-site for repair only.** Damaged or wrecked vehicles shall not be stored on-site for purposes other than repair.

**On-site parking requirements.** In order to ensure that adequate parking is provided on-site and that the potential for parking in the public right-of-way is minimized, on-site parking shall be provided at a minimum ratio of four spaces per 1,000 square feet of gross floor area.

Workstation/service bays used for the repair of vehicles shall not be credited toward meeting the on-site parking requirement.

Queuing lanes to workstation/service bays shall not be credited toward meeting the on-site parking requirement.

**Parking only allowed on-site.** All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on-site and not in adjoining streets or alleys.

**Do not face abutting residential parcels.** All new structures constructed for vehicle/equipment repair shall be constructed so that the entrances to individual workstation/service bays do not face abutting residential parcels or the public rights-of-way.

**Discarded vehicles and parts to be removed.** All discarded vehicle parts or equipment, or permanently disabled, dismantled, or junked vehicles shall be removed from the premises within 30 days of arrival.

**Old tires to be stored in solid wall enclosure.** Tires taken in on trade that have no more than salvage value shall be stored in a solid wall enclosure.

## **Chapter 17.40 – General Property Development and Use Standards**

### **Outdoor Lighting (17.40.080)**

*A lighting plan in compliance with the outdoor lighting requirements shall be submitted in conjunction with the project plans to verify compliance with the below requirements.*

Exterior lighting on private property shall comply with the following requirements. Parking lot lighting shall also comply with Section 17.46.220 (Outdoor Parking Area Lighting), provided below.

**Lighting shall be energy-efficient, and shielded.** Lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent





feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting on private property shall produce an illumination level greater than one-foot candle on any property within a residential zoning district except on the site of the light source.

**No lights shall blink, flash, or be of high intensity or brightness.** No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Zoning Administrator.

**Lighting shall be appropriate in scale, intensity, and height.** All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving.

#### **Public Art Requirements and Design Standards (17.40.100)**

*The project shall comply with the below public art requirements, and as required by the Cultural Affairs Division.*

**Projects over 25,000 square feet.** Each commercial, industrial, mixed-use project and parking structure over 25,000 square feet of gross floor area shall incorporate in its design a public art component. For the purpose of this section, the gross floor area calculation shall include parking garages (including below grade and at or above grade garages).

**Public art defined.** For the purposes of this Section, "public art" shall mean the creation of an original work or service of an artist for a publicly accessible space which could be, but is not limited to, earthworks, mosaics, murals, and sculpture.

**One percent of Building Permit Valuation.** The minimum standard of performance used to measure compliance with this Section shall be that the public art component shall have a value of not less than one percent of the Building Permit valuation.

#### **Reflective Surfaces (17.40.110)**

*Proposed exterior materials shall take into consideration the below requirement pertaining to the maximum allowable percentage of reflective materials.*

**Reflective glass.** For new structures, mirror or highly reflective glass shall not cover more than 20 percent of a structure's surface visible from a street.

#### **Refuse Storage Facilities (17.40.120)**

*The plans do not provide detail of the proposed refuse storage area to verify compliance with the refuse storage requirements provided below. The plan shall provide details of location and all other requirements provided in this section.*

Pursuant to Section 17.40.120 of the Zoning Code, refuse storage facilities for nonresidential project over 25,000 square feet shall provide refuse areas in compliance with the following:



**Applicability.** A refuse storage area for the collection of trash and recycled goods shall be provided at the time any structure is constructed.

**Location.** Each required refuse storage area shall be located within 150 feet of the users and shall not be located in a required garden, yard, court, or landscape area.

**Minimum storage area required.** Each required refuse storage area shall provide space for the storage of trash and recyclable materials as follows.

**Trash area.** Nonresidential uses with 25,000 square feet of gross floor area or more, shall provide trash storage areas with the minimum size determined by the Director of Public Works based on the type of use, the size of the refuse area proposed, and the frequency of refuse collection.

**Recycling area.** In each required refuse storage area, space shall be provided for recyclable materials. A separate bin for each type of recyclable material collected in the area in which the site is located shall be provided. The bins shall be clearly marked as to the types of recyclable materials which are to be placed in the bins, and a list of materials for which the bin is provided shall be attached to the bin.

**Enclosure required.** A refuse storage area shall be enclosed in concrete block or other materials acceptable to the Zoning Administrator.

**Minimum height and clearance.** The minimum height of the enclosure shall be six feet with a minimum vertical clearance of seven feet.

**Doors required.** Solid wood or metal doors shall be provided at the entrance of the enclosure; the doors shall not be visible from a street.

**Maneuvering space.** Space within the enclosure shall be provided for accessing and maneuvering the bins.

**Pavement.** The surface of a refuse storage area shall be paved with Portland cement and shall be constructed to provide proper drainage.

**Accessibility.** Accessibility to a refuse storage area shall be approved by the Director of Public Works.

#### **Truck Trip Limitations (17.40.170)**

*The following requirements will be analyzed and may be included as conditions of approval to the applicable entitlements for the proposed project.*

The following standards shall apply to commercial and industrial uses in commercial and industrial zoning districts including specific plans.



**Hours of operation.** The operation of large trucks on sites that are more than 500 feet from a freeway and are less than 300 feet from a residential district that is not within 500 feet of a freeway shall be permitted between the hours of 6 a.m. to 7 p.m. This shall apply to new uses and uses that expand by more than 30 percent of the gross floor area.

**Number of truck trips.** A commercial use within 300 feet of an R district shall be limited to ten one-way truck trips by large trucks per day, per six-day work week. This shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This requirement shall not apply to uses that are within 500 feet of a freeway.

### **Walls and Fences (17.40.180)**

*For any proposed walls and fences, compliance with the requirements below shall be demonstrated on the landscape plan, including details of location, height, and materials.*

**Measured from existing grade.** The height of all walls and fences shall be measured from the existing grade as it existed on March 2, 2009. The height of all walls and fences shall be measured from the existing grade to the top of the wall or fence in order to prevent the artificial raising of the grade in order to allow for a higher wall or fence. Where the existing grade changes (i.e., for a driveway) the fence height shall change with the grade.

**Measured in a continuum.** The height shall be measured in a continuum at each point along the wall or fence.

### **Height limits for walls and fences.**

**Walls and fences adjacent to intersections.** All walls and fences adjacent to a street intersection shall comply with the requirements of Municipal Code Chapter 12.12.

### **Front and corner side setbacks.**

- a. The maximum height of a wall or fence along a street frontage shall be four feet when the wall or fence is located in front of a structure.
- b. A wall or fence not located in front of a structure, but along a street frontage (e.g., located in front of a parking lot), shall not exceed a maximum height of six feet.

### **Interior side and rear setbacks.**

- a. The maximum height of a wall or fence shall be eight feet.
- b. The height of the wall or fence shall step down to four feet when located within five feet of the street property line(s).

### **Design standards for walls and fences.**

- a. Walls and fences abutting a residential zoning district shall be constructed only from brick, concrete, or masonry.
- b. Barbed wire, concertina wire, and razor wire shall not be allowed.
- c. The wall or fence shall be a minimum of 50 percent open, except when a solid masonry wall is required to screen outdoor storage areas in compliance with Section 17.50.180.
- d. Chain-link fences shall not be allowed along street frontages, but may be allowed in rear and interior side yards.



- e. Spikes on walls and fences are not allowed when the walls or fences are less than six feet in height.

#### **Underground Utilities (17.40.190)**

Proposed development shall provide for the undergrounding of utility facilities (e.g., cable television, data network, electrical, telephone, and similar distribution lines providing direct service to the site) shall be installed underground within the site.

*The above requirement will be a part of the conditions of approval for the proposed project entitlements.*

#### **Chapter 17.44 – Landscaping**

*The plans provided do not provide enough detail regarding existing landscaping, public and/or private trees, and proposed landscaping. More details are required to determine the project's compliance with the above landscaping requirements. Preliminary landscape plans will be required to be submitted as a part of entitlement applications for the proposed project.*

**Submittal of plans required.** Final landscape and irrigation plan, plans for projects subject to the Water Efficient Landscape requirements of this chapter, and plans for the ornamental use of water, including fountains and ponds, shall be submitted to the Zoning Administrator for review for compliance with the requirements of this Chapter.

**Approval by Zoning Administrator required.** The landscaping shall not be installed until the applicant receives approval of the final landscape and irrigation plan by the Zoning Administrator and any applicable permits have been issued. For projects subject to the Water Efficient Landscape requirements, approval of the Landscape Documentation Package by the Zoning Administrator, or his/her designee, is also required prior to installation.

**Changes to final plans.** Changes to the approved final landscape and irrigation plans or Landscape Documentation Package that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for approval before installation.

**No construction resulting in injury or removal of trees.** No construction shall be allowed that results in the injury or removal of a landmark, native, or specimen tree, as those terms are defined in Chapter 8.52, unless the appropriate findings are made in compliance with Chapter 8.52 (City Trees and Tree Protection Ordinance) of the Municipal Code.

#### **Preliminary Landscape Plan (17.44.030)**

**Plan required.** A preliminary landscape plan shall be submitted as part of an application for a land use entitlement.

The preliminary landscape plan shall exhibit a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, theme, and similar attributes.



The preliminary landscape plan shall provide the Zoning Administrator with a clear understanding of the landscaping program before preparation of the detailed final landscape and irrigation plan.

The preliminary landscape plan shall meet the intent of Chapter 8.52 (City Trees and Tree Protection Ordinance) of the Municipal Code.

**Landscape architect required.** Preliminary landscape and irrigation plans shall be prepared by a California-registered landscape architect, or the architect that designed the on-site structures and improvements.

A final landscape plan is required as a part of the building plan check process for review and approval prior to the issuance of building permits. The final landscape plan shall be submitted in compliance with Section 17.44.040, and demonstrate compliance with all applicable requirements provided in Chapter 17.44.

**Water Efficient Landscape: Incorporation of Model Water Efficient Landscape Ordinance (17.44.050)**

**Nonresidential projects.** The total area of each nonresidential project not devoted to lot coverage and paving shall be landscaped, irrigated, and maintained in compliance with the requirements of this Chapter.

1. A preliminary landscape plan shall be submitted for review and approval by the Zoning Administrator before a Building Permit is issued.
2. The landscape plan shall include all uncovered areas.
3. All landscape planting areas shall be provided with a permanent underground irrigation system.

**Landscaping of setbacks.** All setback and open space areas required by this Zoning Code shall be landscaped, except where a required setback is occupied by a sidewalk or driveway, or where a required setback is screened from public view and it is determined by the Zoning Administrator that landscaping is not necessary to fulfill the purposes of this Section.

**Modification by Design Commission.** The Design Commission may modify this requirement to landscape all setback and open space areas. The modification may only be approved if the Design Commission finds that the project provides:

- a. For outdoor dining activities, special paving, or other examples of exceptional architectural quality in the project's design;
- b. A higher overall quality of landscape design than would normally be expected for a similar development project; and
- c. A superior landscape maintenance plan.

**All unused areas shall be landscaped.**

1. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Zoning Administrator that



landscaping is not necessary to fulfill the purposes of this Chapter. This requirement does not apply to the side or rear yard of a single-family residence.

2. The Zoning Administrator shall determine the level or intensity of landscaping to be provided for vacant pad sites based on an approved phasing plan.

### **Landscape Standards (17.44.070)**

Landscape areas and materials for commercial projects shall be designed, installed, and properly maintained in compliance with the following.

**General design standards.** The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

**Integral part of project design.** Landscaping shall be planned as an integral part of the overall project design and not simply be located in excess space after parking areas and structures have been planned.

**Consideration for access.** Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.

**Minimum width.** Landscaped areas shall not be less than five feet in width.

**Concrete curb.** For nonresidential projects, landscaping adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six-inch high and six-inch wide concrete curb or other suitable type of barrier as approved by the Zoning Administrator.

**Plant materials.** Plant materials shall be selected and installed to comply with the following requirements:

**Mix of materials.** An appropriate mix of plant sizes and materials shall be provided.

**Drought tolerant species.** Plant materials shall emphasize drought-tolerant and/or native species.

**Tree requirements.** Trees shall be planted in areas of public view. The clustering of trees is encouraged.

- a. Size at planting. Mature specimen trees (e.g., 24-, 36-, and 48-inch box) shall be provided to ensure variety and emphasis at main focal areas.
- b. Staking. All trees shall be staked or guyed (on a case-by-case basis) subject to the approval of the Zoning Administrator.

**Performance standards.** The trees and shrubs shall be carefully selected and properly planted and maintained so that they:

- a. Do not interfere with service lines and traffic safety sight areas;
  - b. Protect the basic rights of adjacent property owners, particularly the right to solar access;
- and



c. Prevent physical damage to the adjoining public improvements.

**Ground cover.** Ground cover shall be of live plant material. Limited quantities of bark, colored rock, gravel, and similar materials may be used in combination with a living ground cover.

**Accommodating existing trees.** The Zoning Administrator may modify the requirements within this Subsection in order to accommodate existing trees located on-site or within the public rights-of-way.

### **Commercial and industrial zoning districts**

**Landscaping of setback areas.** At least 50 percent of each front and/or corner side setback area shall be landscaped in compliance with this Chapter.

**Preliminary landscape plan required.** A preliminary landscape plan, prepared in compliance with Section 17.44.030, above, for all required setback areas shall be submitted to the Zoning Administrator for approval before the issuance of the required Building Permit.

**Requirements may be modified.** The landscaping requirements of this Subparagraph may be modified by the Design Commission in compliance with Subparagraph 17.44.060 C.2. (Modification by Design Commission), above.

### **Street Trees (17.44.100)**

**Removal of street trees.** Street trees shall not be removed without first obtaining permission from the Department of Public Works.

**Reshaping of driveway preferable.** The reshaping of driveways to avoid or accommodate street trees is preferable.

**Consistent with prevailing street pattern.** When removal is absolutely necessary, trees shall be replaced in a manner consistent with the prevailing pattern on the street, as determined by the Department of Public Works.

### **Requirements for new developments.**

**One 24-inch box tree required.** Any new development shall be required to provide a minimum of one 24-inch box tree planted in the parkway, or in the sidewalk area where there is no parkway, at the same spacing as existing trees or at 20-foot intervals if there are no existing trees, unless the City's Street Tree Plan specifies a different spacing requirement. The actual number of trees shall be determined by the Director of Public Works.

**Tree species.** The tree species shall be the same as the most prevalent tree type on the block unless the City's Street Tree Plan specifies a different species.

**Removal of healthy mature trees prohibited.** Mature healthy street trees shall not be removed unless the removal is ordered by the Director of Public Works in compliance with Chapter 8.52 (City Trees and Tree Protection Ordinance) of the Municipal Code.



**Chapter 17.46 – Parking and Loading**

A Vehicle Services – Sales and Leasing land use requires 1 space per 1,000 square feet, in addition to additional standards outlined in the specific land use development requirements.

*The above parking ratio requirement applies to areas of the proposed building and existing adjacent building that are dedicated to vehicle sales (office, showroom, etc.). The parking calculation provide on the plans shall itemize all areas dedicated for vehicles sales and leasing and vehicle service and repair as noted above in the specific land use requirements. The plan shall clearly identify the parking spaces dedicated for customers of vehicle sales and leasing, vehicle repair, and employee parking. Vehicle display areas are not to be counted toward the required number of parking spaces for the land use. The plans shall also clearly identify all vehicle display areas.*

**Tandem Parking (17.46.080)**

*Based on the plans provided, it is unclear if any of the required parking is proposed in a tandem configuration. All parking spaces for the proposed use that are not dedicated areas for vehicle display shall be labeled for the intended use in order to determine if the below section is applicable to the proposed project.*

*Tandem spaces and triple stack parking shall be allowed in compliance with the below requirements. The plans shall be revised to show compliance with these requirements if tandem or triple-stack are proposed.*

**Tandem parking.** Up to 75 percent of the total off-street parking spaces provided may incorporate tandem parking, but only upon the approval of a Minor Conditional Use Permit in compliance with Section 17.61.050. The Minor Conditional Use Permit shall contain a condition requiring that a full-time parking attendant be on duty at all times the parking facility is available for use.

**Triple stack parking.** Up to 50 percent of the total off-street parking spaces provided may incorporate "triple stack" parking, but only upon the approval of a Minor Conditional Use Permit in compliance with Section 17.61.050, and only for projects with more than 100 parking spaces. The Minor Conditional Use Permit shall contain a condition requiring that a full-time parking attendant be on duty at all times the parking facility is available for use.

**Parking Space Dimensions (17.46.110)**

Required parking spaces shall comply with the minimum dimensions identified in Table 4-7 (Off-Street Parking Space Dimensions) below.

Table 4-7 — Off-Street Parking Space Dimensions

Type of Space	Minimum Universal Stall Dimension (Feet)
All nonparallel spaces.	8.5 X 18
Parallel spaces	8 X 24



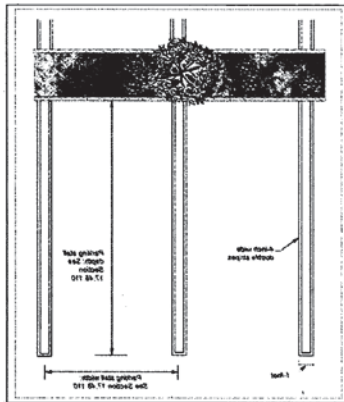


**Application of Dimensional Requirements (17.46.120)**

**Relation to aisles. If contiguous to an obstruction.** An additional width of one foot shall be provided for each parking space the length of which is contiguous to a fence, structure, wall, or other obstruction. Except if columns are set back away from the aisles, the one-foot additional width required by this Subsection may be lessened three inches for each foot the columns are set back from the aisles.

**If located at end of aisle.** At the end of an aisle providing access to a parking space perpendicular to the aisle, the aisle shall extend two feet beyond the side of the last parking space in the aisle.

**Striping.** Parking spaces shall be double-striped. See below figure.



**Aisle Dimensions (17.46.130)**

*Aisle widths shall be demonstrated on the plans for all drive aisles associated with parking not dedicated for vehicle display, and as required in the below table.*

**Aisle width in unobstructed parking areas.** Aisle width in an unobstructed parking area shall comply with the requirements in the table provided below.

Table 4-8 — Aisle Dimensions

Minimum Aisle Width for Specified Parking Angle (feet)					
Increase in Parking Size Width	90°	75°	60°	45°	30° or less
.00	24	22	18	13	12
.25	23	21			
.50	22	20			



.75	21	19			
1.00	20				

**Aisle widths and planter areas.** Aisle widths do not include required planter areas. All spaces shall have wheel stops three feet from a fence, wall, or required landscaped area. Raised curbs of planter areas not less than six feet deep may be used as wheel stops, provided the cars can overhang the planter area without disturbing the plant materials. Any aisle less than 18 feet wide shall be restricted to one-way traffic.

**Driveway Design, Widths, and Clearances (17.46.150)**

*Based on the plans provided, it appears that the proposed driveway widths comply with the below requirements. All new driveways shall be labeled as such with appropriate dimensions for one-way vs. two-way driveways.*

The width of each driveway shall comply with the minimum requirements of this Section; also, provide a minimum of one-foot of additional clearance on each side of the driveway to a vertical obstruction exceeding one-half foot in height.

**Non-residential uses.** A driveway serving a nonresidential use shall comply with the following requirements.

Number of Spaces Served	Minimum Driveway Width (feet)
15 or more parking spaces	12 (one-way drive)
	20 (two-way drive)

**Driveway Visibility (17.46.170)**

*The plans shall demonstrate compliance with the below requirements by showing the necessary setbacks for view corridor and visibility. The landscape plan shall incorporate the landscaping for driveways as required by this section.*

Each driveway for a nonresidential use shall comply with the following requirements.

**View corridor.** A view corridor shall adjoin both sides of a driveway crossing a street property line. The view corridor shall be a minimum depth of five feet at the edge of the driveway and a width measured on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less.

**Visibility.** The view corridor shall not be blocked between a height of 2.5 feet and seven feet.

**Landscaping.** At least 50 percent of the view corridor shall be landscaped. The landscaping shall meet the visibility requirement identified in Subsection B., above.



**Modifications by Director(s) of Public Works and Transportation.** The Director of Public Works and the Director of Transportation may modify the requirements of this Section.

**Outdoor Parking Area Lighting (17.46.220)**

**Maximum of 18 feet in height.** Outdoor parking area lighting shall not exceed 18 feet in height, unless specifically approved by the Design Commission or other applicable review authority, and except when located within City parks.

**Confinement of emitted light.** In general, the lighting fixtures used shall be designed to confine emitted light to the parking area, and the light source shall not be visible from outside of the area.

**Exception by Design Commission.** Where important architectural considerations indicate the desirability of fixtures which expose the light source to view from beyond the parking area, the fixtures and lighting layout shall be specifically approved by the Design Commission or other applicable review authority.

**Lots within nonresidential zoning districts.** Maximum average illumination at ground level shall not exceed three-foot candles when the parking lot is located within a nonresidential zoning district.

**Parking Lot Landscaping (17.46.230)**

*A detailed landscape plan shall be submitted in compliance with the above requirements and in conformance with Chapter 17.44. The plans provided do not provide enough detail to determine compliance with these requirements. The preliminary landscape plan required to be submitted along with entitlement applications for the proposed project shall demonstrate compliance with the below parking lot landscape requirements. Parking lot landscaping is applicable to all parking areas, except for vehicle display areas. The plan should clearly label the display area.*

Unless otherwise specified within the specific plan, the subject site is subject to the following landscape requirements.

**Perimeter landscaped area required.**

**Five-foot wide perimeter.** Parking lots with more than 150 feet of street frontage, the minimum landscaped area shall be 10 feet in width.

**Minimum amount of landscaped area required.** The landscaped areas identified in the table below, shall be distributed throughout the parking lot in compliance with the applicable provisions of this Section.

Table 4-14 — Minimum Landscape Area Required

Capacity of Parking Lot	Minimum Percentage of Parking Lot that is Required to be Landscaped
Over 100 spaces	10 percent



The minimum amount of landscaped area required described in the above table, shall be over and above the perimeter landscaping required.

**Planting of trees within parking lots required.** At least one tree for every four vehicle parking spaces required/provided shall be planted and evenly distributed throughout the parking lot. Clustering of trees may be required by the Zoning Administrator or Design Review Authority in order to create a desired landscape character.

**Shading required.** Parking lots shall include trees intended to provide shade. The selected trees shall be from an approved list provided by the Department. The trees shall be provided so that the shade canopies will be achieved within a minimum of 10 years after planting. All trees within the parking area shall be a minimum of 15-gallon size at planting. However, larger trees (e.g., 24-, 36-, and 48-inch box) may be required by the Zoning Administrator.

**Landscape materials.** Landscaping materials shall be provided throughout the parking lot area using an appropriate combination of trees, shrubs, and ground cover. Drought-tolerant landscape materials shall be emphasized in compliance with Chapter 17.44 (Landscaping).

**Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked vehicles. This should be achieved through proper orientation of the landscaped fingers and islands.

**Planters required.**

1. Trees shall be in planters located throughout the parking area.
2. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving.
3. Planters shall have a minimum interior dimension of five feet and be of sufficient size to accommodate tree growth.
4. All ends of parking lanes shall have landscaped islands. This requirement may be modified by the Zoning Administrator.

**Curbing, irrigation.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide and provided with an automatic irrigation system installed and maintained in compliance with Chapter 17.44 (Landscaping). Alternative barrier designs may be approved by the Zoning Administrator.

**Bumper overhang areas.** To increase the parking lot landscaped area, a maximum of three feet of the parking stall depth may be landscaped with low-growth, hardy materials in lieu of paving, allowing a three-foot bumper overhang while maintaining the required parking dimensions. Utilization of the bumper overhang concept shall not allow a vehicle to extend into or over a pedestrian walkway or vehicle access driveway. The additional landscaped area is considered part of the parking space and shall not be counted towards satisfying parking lot landscaping requirements identified in Subsection B. above.